

City of Las Vegas

PURCHASING & CONTRACTS

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REQUEST FOR DEVELOPMENT PROPOSALS (RFP) RFP NO. 040158-LR 3RD STREET AND BONNEVILLE AVENUE

SCOPE OF REQUEST: The City of Las Vegas is soliciting proposals from interested parties ("Applicants") who wish to be considered for the award of a potential contract for the development of a site located at the southeast corner of 3rd Street and Bonneville Avenue, Las Vegas, Nevada. The City is seeking proposals for the available site that further the development goals and objectives for the Office Core District as set forth in the Las Vegas Downtown Centennial Plan ("the Plan"). As set forth in the Plan, the development goals and objectives for the Office Core District are to encourage: 1) New class A professional office development; 2) Residential and mixed-use developments; 3) Restaurants and cafes; and, 4) A rich variety of retail and commercial storefronts. The City will give priority to development proposals that feature higher density residential uses which are for-sale or rent at market rate, but will consider mixed-use projects that include a sizeable residential portion. In addition, any proposed developments must be compatible with the surrounding neighborhood.

The City is willing to consider office, residential, retail, and/or parking proposals, or other possible uses, but will likely place the greatest value upon residential and mixed-use development proposals that offer ground floor retail venues along pedestrian compatible, tree lined sidewalks, and that also incorporate upper level market-rate residential units with non-intrusive structured parking incorporated beneath, behind or within other dominant land uses. The creation of pleasant, safe, pedestrian compatible streets lined with commercial ventures that will continue into the evening hours such as sidewalk cafes and unique retail venues are highly desired. The rapidly increasing value of downtown infill parcels complements the City's desire to gain dense mid-rise and high-rise developments within the core urban districts and surrounding neighborhoods.

The City further anticipates that development proposals will account for the sums of public monies already invested into the development parcels being offered for development, including the acquisition and fair market value of these parcels. If development team requires that the City dispose of the parcel at less than fair market value, requests that the City provide tax increment financing, other forms of incentives and/or deferred capital contributions, the Nevada Revised Statutes (NRS) and the Nevada Administrative Code (NAC) require the development team pay current prevailing wage for all construction on-site and related off-site work.

PROPOSAL DEADLINE: All proposals must be received in the Office of the City Clerk, First Floor, City Hall Complex, 400 Stewart Avenue, Las Vegas, NV 89101-2986 on **March 31, 2004**, no later than **1:30 p.m. PST**. Proposals received after the established deadline will be returned to an Applicant, and will not receive further consideration in the evaluation process. Proposals are not publicly opened, in accordance with NRS 332.061(2).

INQUIRIES: Questions and/or comments should be directed to:

City of Las Vegas
Office of Business Development
400 Stewart Avenue, 2nd Floor
Las Vegas, Nevada 89101

Attn.: Economic Development Marketing Manager

(702) 229-6551
(702) 385-3128 FAX
E-mail: obd@lasvegasnevada.gov

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